

# WAIVER REQUEST

5/8/23

## LOT LINE ADJUSTMENT APPLICATION

Taylor Egg Farm – Zeland Schwartz Revocable Trust  
Huckins Road

Per the Madbury Subdivision Regulations, Article III: Procedures:

### Section 2. Waivers

*Where strict conformity to these Subdivision Regulations would cause undue hardship or injustice to the applicant, a subdivision plan substantially in conformity with the regulations may be approved by the Board provided that the spirit of the Regulations and public convenience and welfare will not be adversely affected. Such approval shall require a 2/3 vote of the entire Board.*

We seek to obtain a Waiver of the Lot Line Adjustment Checklist item requiring that wetlands for the entirety of the Taylor parcel be shown.

The Taylor parcel currently contains over 14 acres with an existing house and outbuildings, septic and well. This lot line adjustment will result in an increase in size to over 16 acres. There is no proposed development associated with this application and the acquisition of land is merely to create more of a buffer from the abutting properties.

As such, strict conformity to this Regulation requiring a full wetland delineation and mapping of this large parcel would, in this instance, serve no practical purpose and would cause an unnecessary burden on the Applicant. There is no reasonable expectation that granting this request would create any negative impacts that would interfere with the spirit of the Regulation or adversely affect the public.